

# **TOWN PLANNING BOARD**

**TPB Paper No. 10013  
For Consideration by the  
Town Planning Board on 16.10.2015**

**DEVELOPMENT OF TOURISM NODE AT KAI TAK**

## **Development of Tourism Node at Kai Tak**

### **PURPOSE**

This Paper is to brief Members on the development of the Tourism Node (TN) at Kai Tak including the Invitation for Expression of Interest (EOI) exercise, and the interface with the planning approval process.

### **BACKGROUND**

#### ***Kai Tak Fantasy Project***

2. The Chief Executive first announced the Kai Tak Fantasy (KTF) project in his 2013 Policy Address. The project covers the former Kai Tak runway tip, the Kwun Tong Action Area (KTAA) and the water body in between, i.e. the Kwun Tong Typhoon Shelter (KTTS) (**Plan 1**). KTF is positioned as a recreational landmark for its excellent potential for developing into a world-class tourism, entertainment and leisure hub. The Government has solicited planning and design ideas through organizing the KTF International Ideas Competition on Urban Planning and Design (KTF Competition), and intends to take forward the KTF project with reference to the winning scheme (**Plan 2**) and other appropriate elements of the shortlisted entries<sup>1</sup> of the KTF Competition.

#### ***Tourism Node***

3. The TN is a major component of the KTF project. Its early development would create better synergy with the existing Kai Tak Cruise Terminal (KTCT) (**Plan 1**), as well as the planned hotel and residential developments along the former airport runway. In view of the prominence of the TN Site and its special development requirements, we would adopt the

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<sup>1</sup> The shortlisted entries are available in the competition result of the KTF Competition on EKEO's website at <http://ekeo.gov.hk>.

following approach for the disposal of the site:

<b>1</b> Any interested parties are invited to submit EOI with development proposal, business plan and organization information.	<b>2</b> With reference to the market feedback obtained in the EOI exercise, the Government will formulate the detailed requirements for the land tender.	<b>3</b> Invite submissions for the land tender of the TN Site.
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## DEVELOPMENT REQUIREMENTS

### *Statutory development parameters/restrictions*

4. The TN Site has an area of about 5.93 hectares. It is zoned “Other Specified Uses” annotated “Tourism Related Uses to Include Commercial, Hotel and Entertainment” (“OU” zone) on the approved Kai Tak Outline Zoning Plan No. S/K22/4 (**Plan 3**). This zone is intended primarily for the provision of tourism-related use with commercial, hotel and entertainment facilities as well as a public observation gallery. Development therein is subject to a maximum total gross floor area (GFA) of 229,400 m<sup>2</sup> and a maximum building height (BH) of 100 mPD. There are provisions for application for minor relaxation of the stated GFA and BH restrictions, and also for relaxation of the BH restriction for a building incorporating a public observation gallery with design merits. A minimum building setback of 45m from the zoning boundary abutting KTCT shall be provided (**Plan 3**). Any development will require planning permission from the Town Planning Board (TPB) in the form of a layout plan submission with supporting technical assessments.

### *Proposed Land Use Mix*

5. In line with the KTF objective, there should be considerable floor space for entertainment and leisure uses (the E&L Portion) in the TN. The commercial viability of the TN development would depend on an appropriate land use mix to complement with the E&L Portion. It is therefore prudent to leverage on the viability of the commercial/hotel/office (the Commercial Portion) to draw up a land use mix capable of generating sufficient revenue to sustain the operation of the TN development including the E&L Portion. With the above planning objective and the intended revenue contribution of the Commercial

Portion, the split of the E&L Portion and the Commercial Portion is proposed at 40% : 55% with flexibility for variation within a range of  $\pm 5\%$ .

### ***Key Design Requirements***

6. With reference to the winning scheme in the KTF Competition and the site context, the key design requirements are:

#### Healthy City Concept

- (a) an overarching concept to create and sustain flexible, people and eco-friendly places for a healthy city life and leisure experience;

#### Special Design

- (b) a curving water channel with interesting edges to generally align with the minimum 45m setback from the boundary facing the KTCT. The water channel will be continued in the Runway Park to reach KTTS, subject to further study. The design should take into account the proposed Environmentally Friendly Linkage System (EFLS) station/stop to be located within the minimum 45m setback area;
- (c) the development should achieve BEAM Plus certification with provisional Gold Rating or above through incorporation of sustainable elements and also achieve the higher greening requirements<sup>2</sup> adopted for the Kai Tak Development (KTD);
- (d) a place-branding concept using “Public Creatives”<sup>3</sup> advocated for developments within KTD through creation of a visual identity using graphic images, colours, street furniture elements, activities, etc. to encourage a vibrant ambience and experience to the users;
- (e) urban design principles adopted in KTD, including a podium-free design concept and view corridor in the street environment should be observed. Car parking facilities are encouraged to be provided at basement levels.

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<sup>2</sup> An overall minimum greening ratio of 30% should be adopted, with 20% to be provided at pedestrian level. Also, a minimum 20% of the roof area of the development should be covered by greening.

<sup>3</sup> Information of Public Creatives is available at the KTD website <http://www.ktd.gov.hk/publiccreatives>.

### Integration and Connectivity with the Surroundings

- (f) the proposed theme, land use mix, building design, form and layout should be compatible with the adjoining Runway Park and KTCT. Ample and convenient pedestrian access to KTCT, other parts of KTD and neighbouring districts should be provided for seamless connection;
- (g) creative solutions to ensure that the presence and continued operation of the adjoining sewage pumping station and electricity substation would not undermine the attractiveness and usage of the TN Site;

### Integration and Connectivity with the Surroundings

- (h) a proposed EFLS is being studied to enhance the connectivity of the KTD and the Kwun Tong and Kowloon Bay Business areas. A possible EFLS station/stop is planned at the minimum 45m setback area of the TN Site (**Plan 3**); and

### Transport Facilities

- (i) A public transport interchange with an area of about 5,300 m<sup>2</sup> should be provided. Provision of public vehicle parking spaces and bicycle rental spaces should also be proposed to support the TN development.

## **DEVELOPMENT APPROACH**

7. The Government is formulating the appropriate arrangements for the land tender of the TN Site. Besides the land premium offer, technical proposals together with business plan and operation agreement are also proposed for consideration in future land tender assessment in order to attract creative yet viable proposals for the TN development.

### ***Interface with Planning Approval***

8. As the TN development requires planning permission, it is intended that the Government will after assessing the land tender submissions issue a non-binding letter of intent to the prospective grantee who shall submit a planning application to and be responsible for securing the necessary planning permission from the TPB at his own cost within a specified period before an

award of the land tender by the Government.

9. To provide guidance to the TN development and to facilitate the land tender process, a Development Brief will be prepared and submitted to the Metro Planning Committee (MPC) of TPB for endorsement. The endorsed Development Brief will be attached to the land tender document to assist the prospective grantee in preparing the planning application.

## **THE EOI EXERCISE**

10. The EOI exercise is a market sounding exercise to tap the market interest in the TN development. It is not a pre-qualification exercise for the disposal of the TN Site, but ideas and suggestions received through the EOI may be used by the Government for reference to formulate the detailed requirements for the future land disposal. The specific areas we need market feedback are:

### Development Proposal

- (a) a preliminary layout to show the proposed ratio of the E&L Portion and the Commercial Portion, the type of facilities and GFA of each of the land uses for both portions and the theme/nature of the E&L Portion;
- (b) a strategy, portfolio and broad programme of the E&L Portion to make it sufficiently attractive to both tourists and Hong Kong people, and to include elements of community inclusion. The design of the facilities in the E&L Portion should create different ambience and activity levels during the day and in the evening;
- (c) a commercial overview of the proposal to illustrate the business viability for the sustained operation and management of the TN development;

### Land Disposal Matters

- (d) the purchaser/grantee shall propose service pledges in the form of a service agreement for the TN development in the land tender. A requirement restricting alienation except as a whole will be imposed in view of the nature of the TN development and the business

arrangement. The lease of the TN Site and the service agreement will be coterminous with each other; and

- (e) taking into account of the time required for tender invitation, tender assessment and the articulated time that may be required for obtaining the planning permission, the premium offer for the land tender of the TN Site will have to be kept open for about 15 months.

11. The EOI exercise was launched on 29 September 2015 and will last for 10 weeks until 8 December 2015. Interest parties should submit their EOI in person or by post in accordance with the instructions given in the invitation document<sup>4</sup>.

## **WAY FORWARD**

12. In light of the feedback obtained from the market in the EOI exercise, the Government will determine the land disposal arrangements including the detailed development requirements for the TN Site, followed by invitation for land tender submissions.

## **ADVICE SOUGHT**

13. Members' comments are sought on the development requirements for the TN, interface with the planning approval process, and the EOI exercise.

### **Attachments**

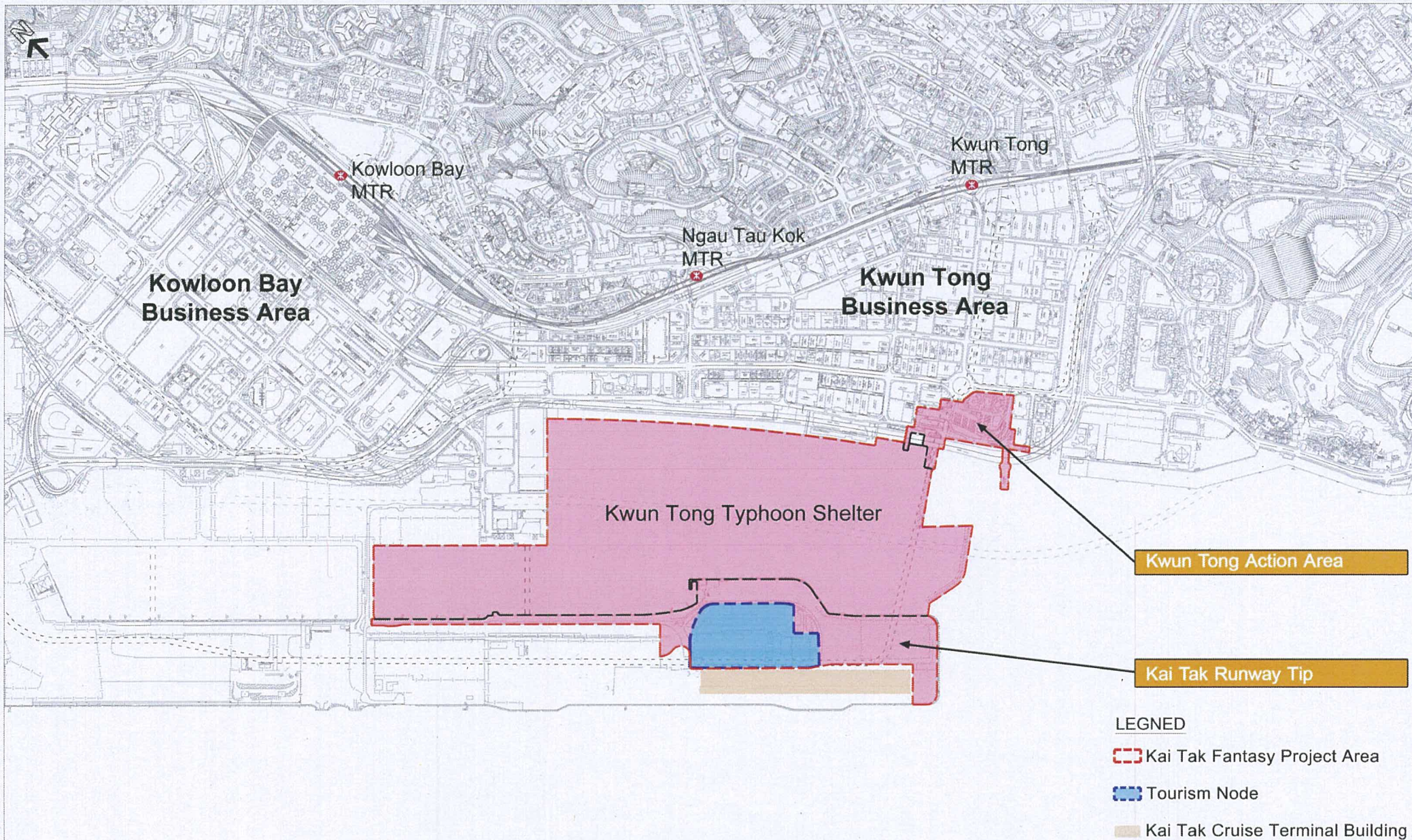
- Plan 1** Kai Tak Fantasy Project Area
- Plan 2** Winning Scheme of Kai Tak Fantasy International Ideas Competition
- Plan 3** Extract of Outline Zoning Plan Covering the Tourism Node Site

**Energizing Kowloon East Office  
Development Bureau  
October 2015**

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<sup>4</sup> The document 'Invitation for EOI – Development of TN at Kai Tak' is available at the EKEO website at <http://www.ekeo.gov.hk>.





Reference

Date : 29/09/2015

## Kai Tak Fantasy Project Area

METRES 100 0 100 200 300 400 500 METRES  
Scale 1: 10000 @ A3

Energizing Kowloon East Office

Development Bureau

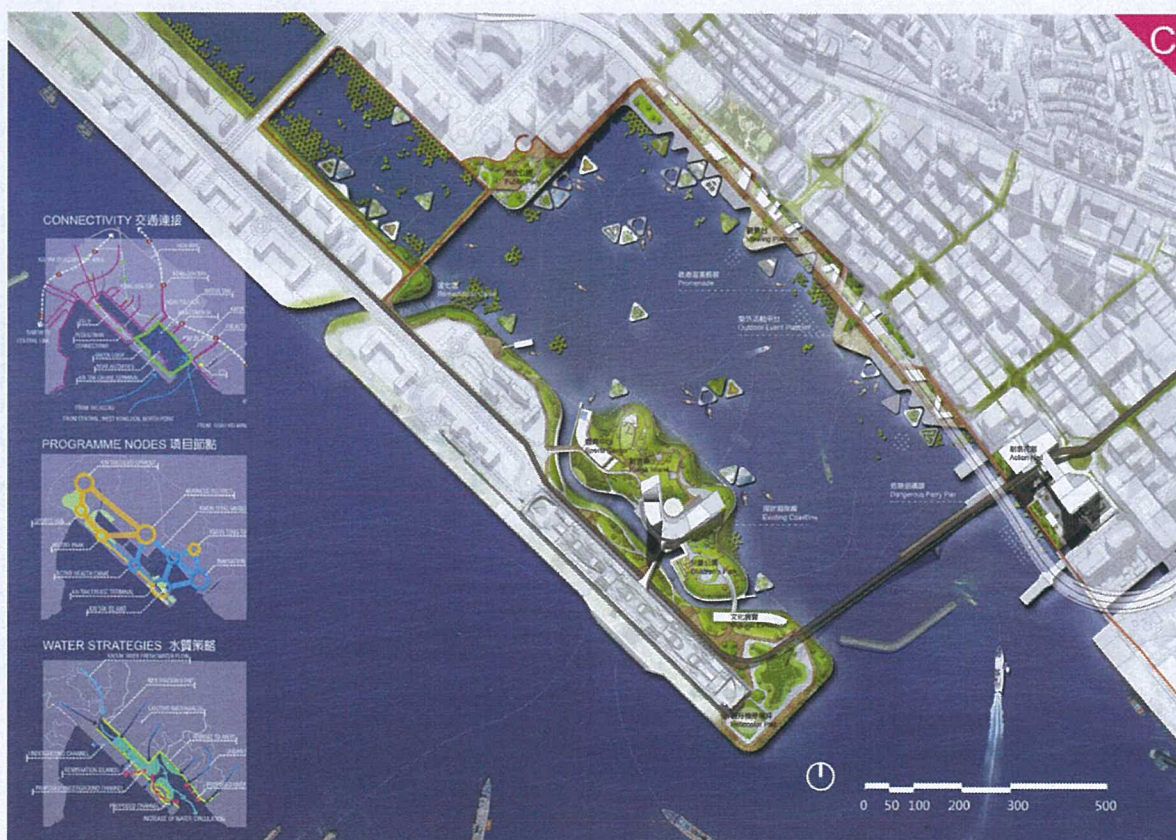
Plan 1



# KAI TAK 2.0: HEALTHY LIFT-OFF 啟德2.0：健康啟航



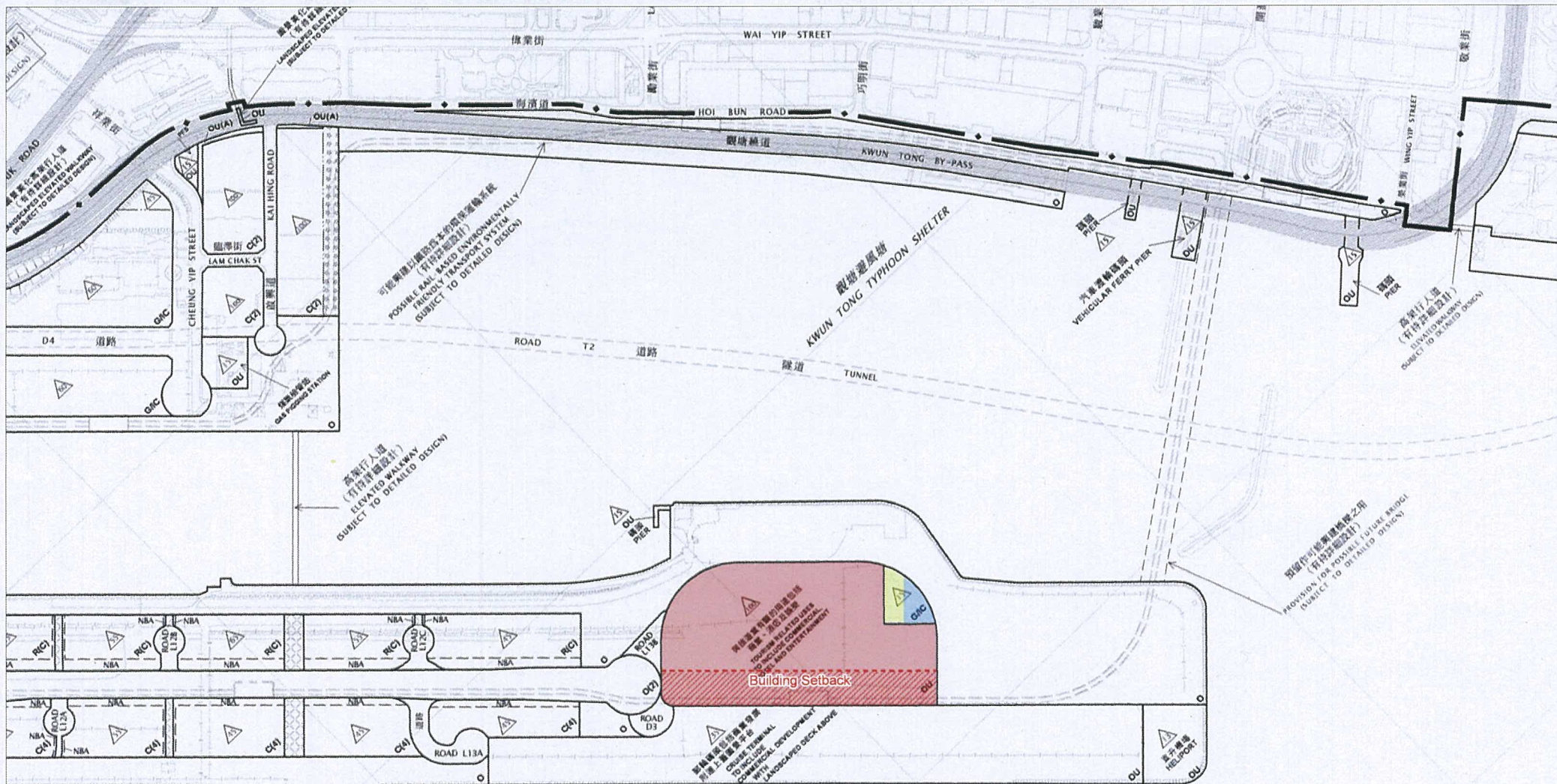
Kai Tak 2.0 : Healthy Lift-off



Design Details of the Winning Entry

Reference	Winning Entry of Kai Tak Fantasy International Ideas Competition	Energizing Kowloon East Office	Plan 2
Date : 29/09/2015		Development Bureau	





**LEGEND**

- Tourism Node
- Existing Sewage Pumping Station
- Existing Electricity Sub-Station

Reference	<div style="text-align: center;"> <h3>Tourism Node on Outline Zoning Plan</h3> <div style="display: flex; justify-content: center; align-items: center; margin-top: 10px;"> <div style="text-align: center;"> <p>METRES 50 0 50 100 150 200 250 METRES</p> <p>Scale 1:5000 @ A3</p> </div> </div> </div>	Energizing Kowloon East Office	Plan 3
Date :29/09/2015		Development Bureau	